

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED INCOME STATEMENTS**  
**FOR THE QUARTER ENDED 31 DECEMBER 2007**

	FY 2008 (unaudited)		FY 2007	
	Current Quarter Ended 31/12/2007 RM'000	6 months cumulative 31/12/2007 RM'000	Comparative Quarter Ended 31/12/2006 RM'000	6 months cumulative 31/12/2006 RM'000
Revenue	2,882	7,119	3,065	5,143
Operating expenses	(2,676)	(6,414)	(3,242)	(5,714)
Other operating income	75	58,082	21	70
Profit/(loss) from operations	282	58,788	(156)	(501)
Finance costs	(3,855)	(7,602)	(3,105)	(6,118)
(Loss)/profit before tax	(3,573)	51,186	(3,261)	(6,619)
Taxation	-	-	-	-
(Loss)/profit after tax	(3,573)	51,186	(3,261)	(6,619)
Minority interest	-	-	-	-
Net (loss)/profit for the financial period	(3,573)	51,186	(3,261)	(6,619)
(Loss)/earnings per share (sen)				
a) Basic	(2.07)	29.66	(1.89)	(3.83)
b) Diluted	N/A	N/A	N/A	N/A

*Note : The calculation of the diluted earnings/(loss) per share is not applicable due to anti-diluted effects of warrants.*

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 30 June 2007.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED BALANCE SHEETS**  
**AS AT 31 DECEMBER 2007**

	<b>As At 31/12/2007 Unaudited RM'000</b>	<b>As At 30/06/2007 Audited RM'000</b>
<b>Property, Plant &amp; Equipment</b>	4,114	4,234
<b>Land Held for Property Development</b>	138,479	137,455
<b>Investment Property</b>	225,123	167,123
<b>Current Assets</b>		
Development Properties and Expenditure	57,623	56,247
Inventories	1,011	2,550
Trade Receivables	2,626	3,227
Other Receivables	407	324
Tax Recoverable	313	317
Fixed deposit with licensed bank	231	231
Cash and Bank Balances	321	289
	<u>62,533</u>	<u>63,185</u>
<b>Current Liabilities</b>		
Trade Payables	4,689	5,090
Rental and Utilities Deposits	2,124	1,893
Other Payables	16,021	13,019
Hire Purchase Creditors	114	169
Bank Borrowings	102,938	100,662
Provision for taxation	1,755	2,010
	<u>127,641</u>	<u>122,843</u>
Net Current Assets/(Liabilities)	(65,109)	(59,658)
	<u>302,607</u>	<u>249,154</u>
Financed by :		
Share capital	172,597	172,597
Accumulated profit/(losses)	34,706	(16,481)
Shareholders' fund	207,302	156,116
<b>Long Term Liabilities</b>		
Borrowings	72,553	71,815
HP Creditors	596	637
Deferred taxation	22,156	20,586
	<u>302,607</u>	<u>249,154</u>
Net assets per share (RM)	1.20	0.90

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30 June 2007.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**  
**FOR THE QUARTER ENDED 31 DECEMBER 2007**

<b>Share Capital RM'000</b>	<b>Revaluation Reserve RM'000</b>	<b>Accumulated Losses RM'000</b>	<b>Total RM'000</b>
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6 months ended 31 December 2007

( Unaudited )

At 1 July 2007	172,597	-	(16,481)	156,116
Effects of adoption FRS 140	-	-	-	-
Net profit for the year	-	-	51,186	51,186
At 31 December 2007	172,597	-	34,705	207,302

6 months ended 31 December 2006

( Audited )

At 1 July 2006	172,597	50,682	(93,054)	130,225
Revaluation surplus for Wisma MPL	-	(50,682)	50,682	-
Net loss for the year	-	-	(6,619)	(6,619)
At 31 December 2006	172,597	-	(48,991)	123,606

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 30 June 2007.

**MALAYSIA PACIFIC CORPORATION BERHAD**  
**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS**  
**FOR THE QUARTER ENDED 31 DECEMBER 2007**

The figures have not being audited

	<b>6 months ended 31/12/2007 RM'000</b>	<b>6 months ended 31/12/2006 RM'000</b>
<b>Operating Activities</b>		
Net Profit / (Loss) Before Taxation	51,186	(6,619)
Adjustments for non-cash flow :		
Non-cash items	313	432
Non-operating items	(50,398)	5,860
Operating profit before changes in working capital	<u>1,101</u>	<u>(327)</u>
(Increase)/Decrease in working Capital :		
Net change in property development costs	(1,024)	468
Net change in current assets	680	(224)
Net change in current liabilities	2,833	7,690
Interest Paid	(7,602)	(6,079)
Interest Received	5	63
Payment for Liquidated Ascertained Damages	-	(29)
Net Tax (paid)/refund	255	(778)
Net cash flows from operating activities	<u>(4,853)</u>	<u>784</u>
<b>Investing Activities</b>		
Proceed from disposal of plant and equipments	-	-
Purchase of property, plant & equipments	(328)	(285)
Net cash flows from investing activities	<u>(328)</u>	<u>(285)</u>
<b>Financing Activities</b>		
Increase/Repayment for bank borrowings	493	(1,219)
Repayment to hire purchase creditors	(96)	(51)
Net cash flows from financing activities	<u>397</u>	<u>(1,270)</u>
Net Change in Cash and Cash Equivalents	(4,784)	(771)
Cash and Cash Equivalents at beginning of year	<u>(65,898)</u>	<u>(65,127)</u>
Cash and Cash Equivalents at end of year	<u>(70,682)</u>	<u>(65,898)</u>

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report the year ended 30 June 2007